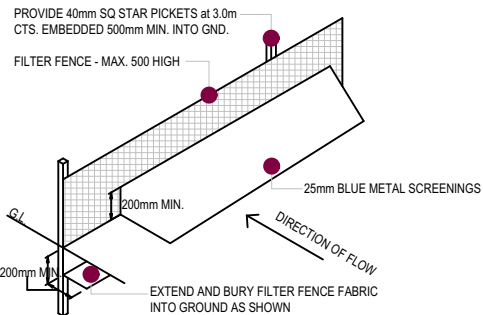


IF SEDIMENT FENCE IS REQUIRED. SEE DETAILS BELOW  
AND REFER TO DRAWINGS FOR LOCATION



TYPICAL FILTER FENCE DETAIL  
NTS

----- = SEDIMENT FENCE

SOIL AND EROSION CONTROL

- E1 THE BUILDER IS AT ALL TIMES REQUIRED TO CONTROL EROSION SEDIMENT & STORMWATER FLOWS TO THE SATISFACTION OF LOCAL COUNCIL & IN ACCORDANCE WITH COUNCIL'S "SOIL & WATER MANAGEMENT POLICY"
- E2 ALL EROSION & SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED & MAINTAINED DAILY BY SITE MANAGER. ESPECIALLY CLEANING DEBRIS/SEDIMENT OFF FILTER FENCE. AND SEDIMENT TRAP TO SOAKAGE PIT.
- E3 MINIMISE DISTURBED AREAS WHERE POSSIBLE.
- E4 ALL STOCKPILES TO BE CLEAR OF DRAINS, GUTTERS & FOOTPATHS.
- E5 DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
- E6 DISCHARGE OF WATER FROM THE SITE IS TO BE IN ACCORDANCE WITH E.P.A. & COUNCIL REQUIREMENTS.

SOIL AND WATER MANAGEMENT PLAN /  
SEDIMENT PLAN

DEVELOPMENT DATA

EXISTING GFA	= 137.00m <sup>2</sup> (excluding garage)
SITE AREA	= 571.51m <sup>2</sup>
FSR ACTUAL	= 0.24:1
PRIVATE OPEN SPACE	= 200.00m <sup>2</sup>
SOFT SOIL	= 103.40m <sup>2</sup> (18%) no change proposed
SITE COVERAGE	= 245.00m <sup>2</sup> (43%)

NOTE:

- a. EXISTING WALLS SHOWN SOLID
- b. NEW WALLS SHOWN HATCHED



- 1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS
- 2. SMOKE ALARM TO BE HARD WIRED PHOTO-ELECTRIC IN ACCORDANCE WITH PART 9.5 OF THE BCA
- 3. ALL NEW STORMWATER TO COMPLY WITH COUNCILS CONTROLS
- 4. WATER TANK IF REQUIRED AS PER BASIX REQUIREMENTS
- 5. EXHAUST SYSTEMS IN THE KITCHEN, BATHROOM, SANITARY COMPARTMENTS AND LAUNDRY MUST COMPLY WITH MINIMUM FLOW RATES AS SPECIFIED IN NCC PART 10.8 (CONDENSATION MANAGEMENT). BATHROOM SANITARY COMPARTMENTS AND LAUNDRY MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR
- 6. PLIABLE BUILDING MEMBRANE INSTALLED MUST COMPLY WITH AS/NZS4200.1 AND INSTALLED IN ACCORDANCE WITH AS 4200
- 7. WINDOW OPENINGS IN BEDROOMS MUST BE PROVIDED WITH PROTECTION IN ACCORDANCE WITH NCC PART 11.3.7 (PROTECTION OF OPENABLE WINDOWS - BEDROOMS)

MINIMUM BASIX REQUIREMENTS

WATER  
WELS Water Rating  
3star rated (>7.5 but <= 9 L/min) showerheads to all new showers.  
3star rated toilets.  
3star rated taps.

THERMAL PERFORMANCE  
INSULATION  
No insulation requirements.

GLAZED WINDOWS & DOORS  
UPVC with low-e glazing to proposed Laundry door (WG02); U=3.99 & SHGC=0.4  
  
UPVC with clear glazing to all other new windows and doors (WG01, WG03, WG04, WG05 & WG06); U=5.71 & SHGC=0.66

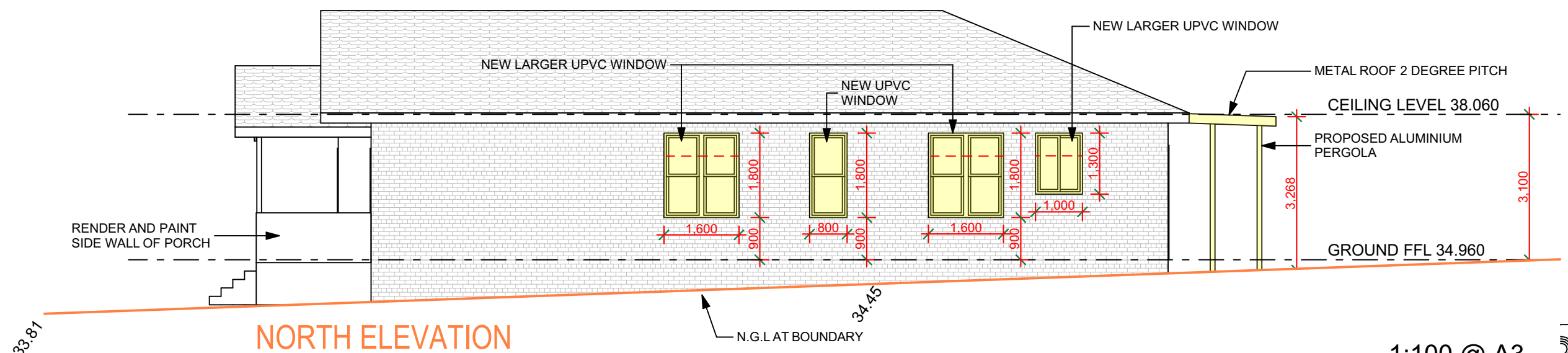
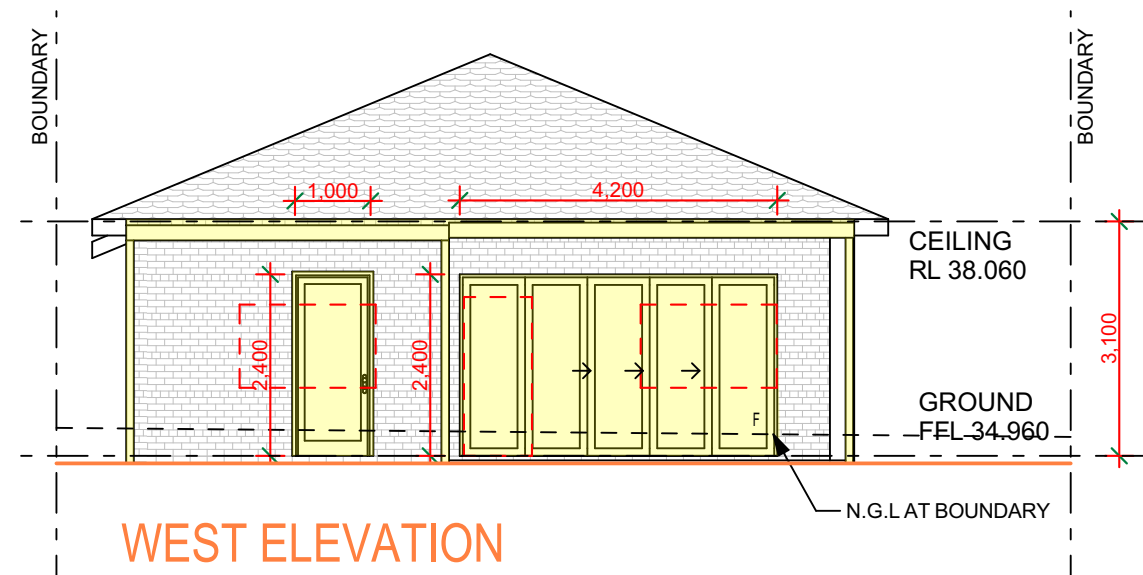
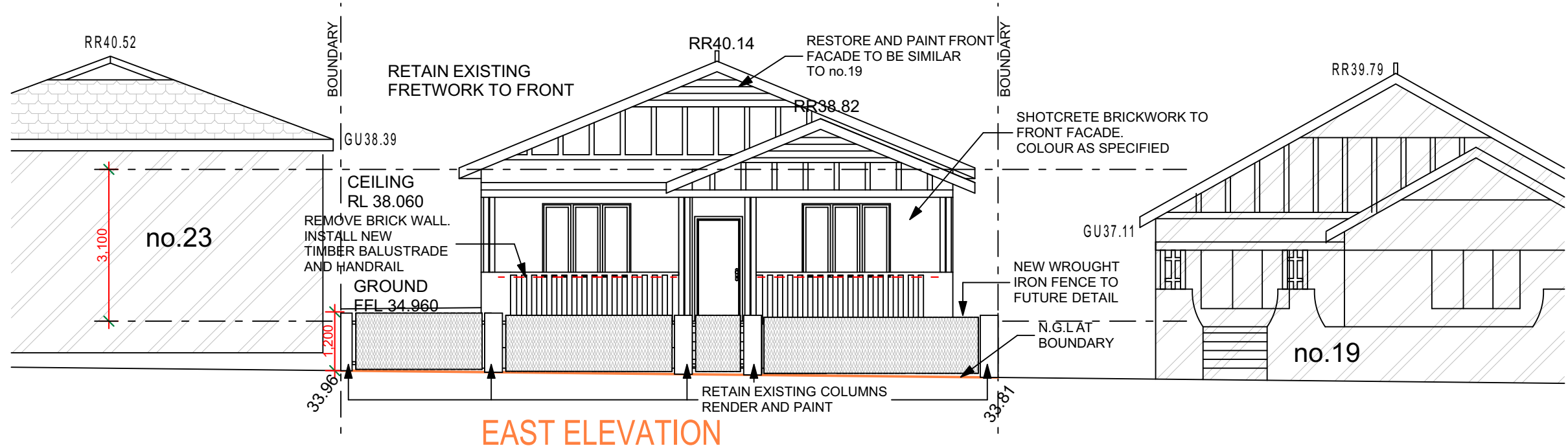
SKYLIGHTS  
Aluminium or PVC framed with single clear glazing U=6.21 & SHGC=0.808

ENERGY  
HWS  
Connect to existing Hot Water System

FLUORESCENT OR LED LIGHTING  
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.


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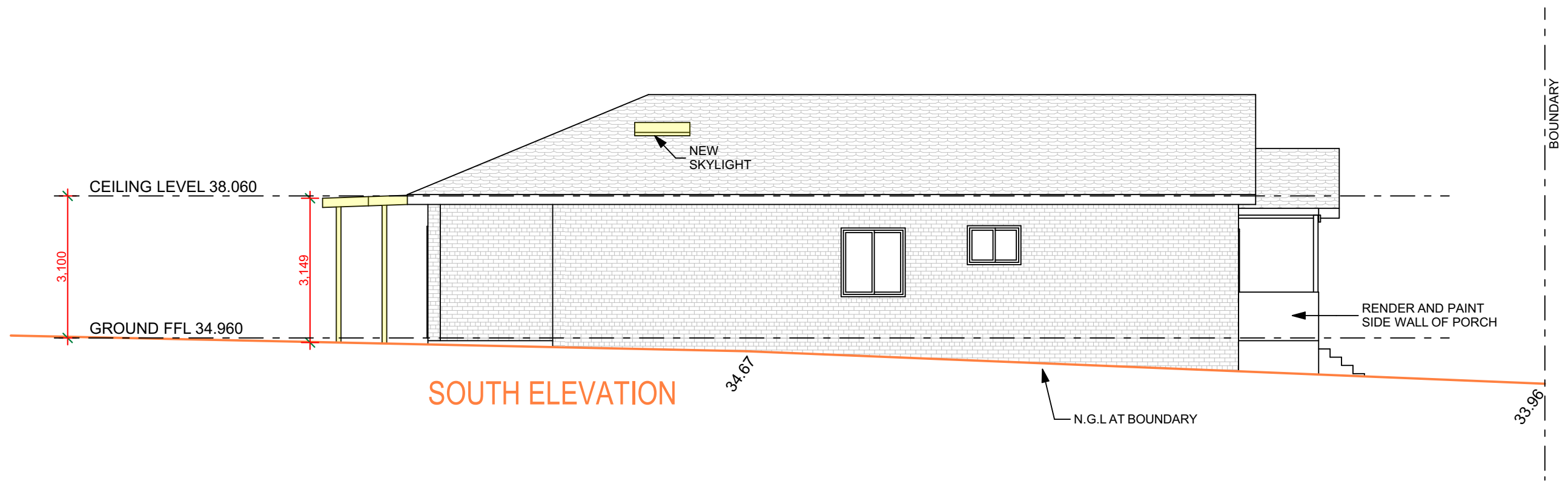
			client	project	drawing title	TRUE NORTH	 <b>MCAD DESIGN</b> ABN: 38 841 225 415 ADDRESS: PO BOX 280, MARRICKVILLE, NSW 1475 PHONE: 0412 840 507 EMAIL: tom@mcad.net.au		
			<b>MR and MRS CARDILE</b>	<b>ALTERATIONS AND ADDITIONS 21 GOODLET STREET ASHBURY NSW 2193</b>	<b>SITE PLAN CONSTRUCTION PLAN STORMWATER CONCEPT PLAN</b>				
amendment	date	rev.	stage	contractors are responsible for all site levels and dimensions and must verify these at the job before commencing any work or making any shop drawings			drawn TM	date 26-03-2025	sheet no. 2553-00
							checked TM	scale AS SHOWN	rev.



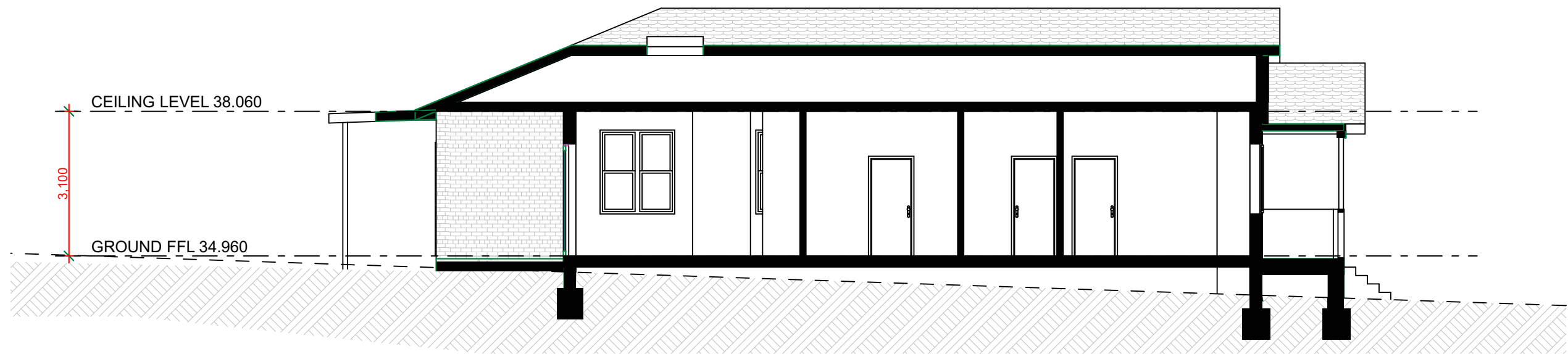
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			client	project	drawing title	TRUE NORTH	 <b>MCAD DESIGN</b> ABN: 38 841 225 415 ADDRESS: PO BOX 280, MARRICKVILLE, NSW 1475 PHONE: 0412 840 507 EMAIL: tom@mcad.net.au		
			<b>MR and MRS CARDILE</b>	<b>ALTERATIONS AND ADDITIONS 21 GOODLET STREET ASHBURY NSW 2193</b>	<b>ELEVATIONS</b>	N			
amendment	date	rev.	stage			contractors are responsible for all site levels and dimensions and must verify these at the job before commencing any work or making any shop drawings			drawn TM checked TM date 26-03-2025 scale AS SHOWN sheet no. <b>2553-02</b> rev.



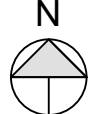
SOUTH ELEVATION



SECTION AA

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			client	project	drawing title	TRUE NORTH	 <b>MCAD DESIGN</b> ABN: 38 841 225 415 ADDRESS: PO BOX 280, MARRICKVILLE, NSW 1475 PHONE: 0412 840 507 EMAIL: tom@mcad.net.au			sheet no. <b>2553-03</b>		rev.
			<b>MR and MRS CARDILE</b>	<b>ALTERATIONS AND ADDITIONS 21 GOODLET STREET ASHBURY NSW 2193</b>	<b>SOUTH ELEVATION SECTION AA</b>							
amendment	date	rev.	stage	contractors are responsible for all site levels and dimensions and must verify these at the job before commencing any work or making any shop drawings			drawn TM	date 26-03-2025	checked TM	scale AS SHOWN		